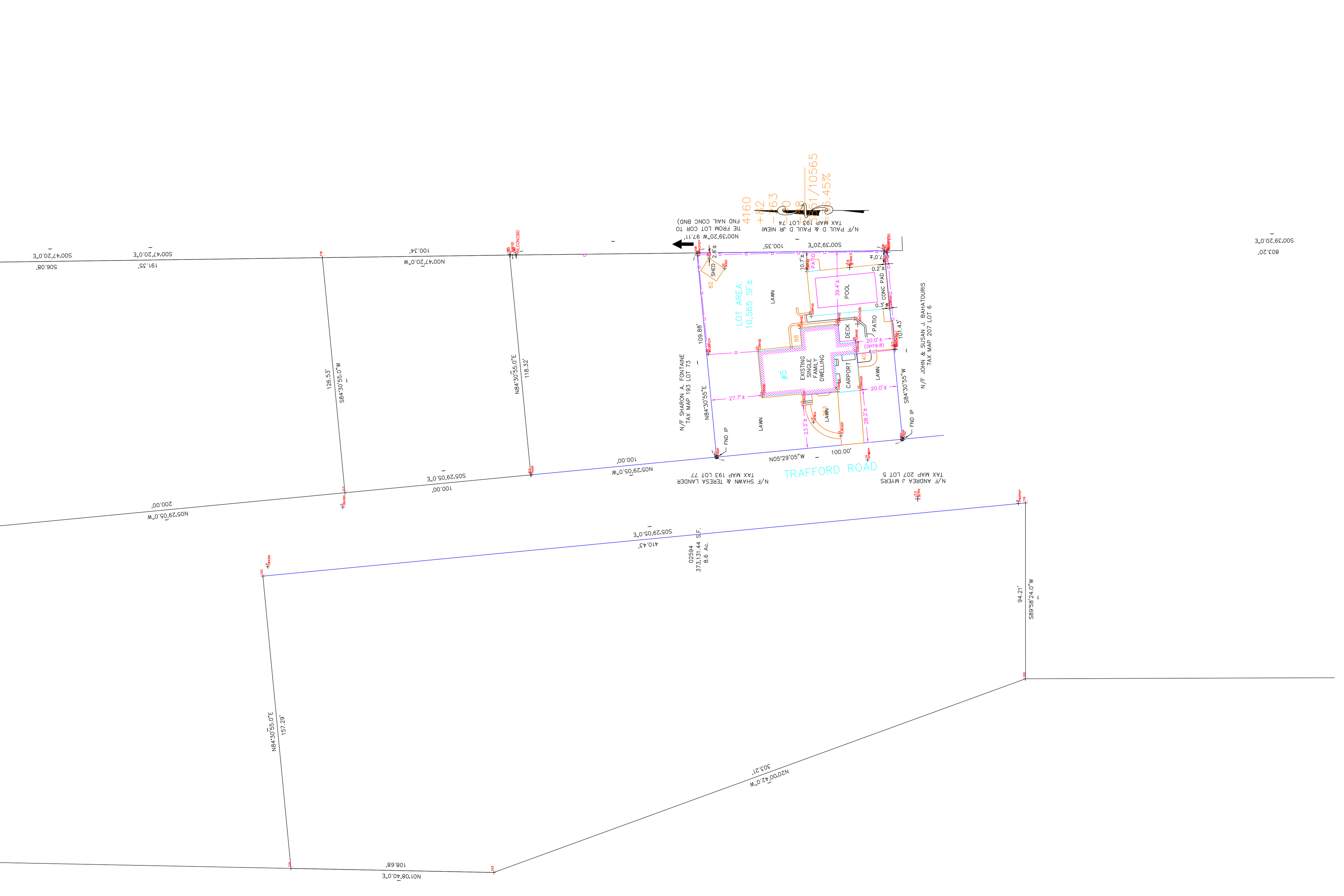

4160
+ 82
1163
0.38
1/10565
6.45%
N/F PAUL D & PAUL D JR NIEMI
TAX MAP 193 LOT 74
TIE FROM LOT COR TO
FND NAIL CONC BND)
N00°39'20"W 97.11'
S00°39'20"E
100.35'
803.20'
LOT AREA:
10,565 SF±
SHED
2.8'
82
PATIO
10.7'±
7.0'±
0.2'±
POOL
39.4'±
CONC PAD
0.3'±
LAWN
DECK
PATIO
88
20.0'±
(OH19.8)
101.43'
109.88'
40
EXISTING
SINGLE
FAMILY
DWELLING
#5
CARPORT
LAWN
27.7'±
20.0'±
N/F SHARON A. FONTAINE
TAX MAP 193 LOT 73
N84°30'55"E
FND IP
LAWN
23.2'±
LAWN
28.2'±
S84°30'55"W
FND IP
N/F JOHN & SUSAN J. BAHATOURIS
TAX MAP 207 LOT 6
N05°29'05"W
100.00'
N/F SHAWN & TERESA LANDER
TAX MAP 193 LOT 77
TRAFFORD ROAD
S05°29'05"W
100.00'
N/F ANDREA J MYERS
TAX MAP 207 LOT 5
126.53'
S84°30'55.0"W
N84°30'55.0"E
118.32'
S00°47'20.0"E
506.08'
S00°47'20.0"E
191.35'
N00°47'20.0"W
100.34'
N05°29'05.0"W
200.00'
S05°29'05.0"E
410.43'
02594
373,131.44 S.F.
8.6 Ac.
94.21'
S89°58'24.0"W
N84°30'55.0"E
157.29'
N01°08'40.0"E
108.68'
N20°00'42.0"W
303.21'

Command= 210-
Point#, Start#-End# or G#= 1-255

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-25-2025-----				13:05:18	----------	D:...\BMHOME21	
			SETPK	1	5587.8050	4860.1453	
			SETBOLT	2	5624.2597	4984.1477	TRA
			FNDIP**	3	6093.3095	4844.3892	SS
			CBASIN	4	5936.0115	4823.7828	SS
			CBASIN	5	5895.7639	4855.7674	SS
			FNDIP	6	5794.8692	4872.9540	SS
			FNDIP	7	5695.4930	4882.4317	SS
			FNDIP	8	5596.0709	4892.1346	SS
			FNDIPIN*	9	5533.8088	4857.7345	SS
			CORHSE	10	5670.8258	4915.0249	SS
			CORSTEP	11	5649.1888	4910.3342	SS
			CLWLK	12	5643.6426	4901.2572	SS
			CLWLKEP	13	5628.9536	4893.8810	SS
			EP@EP*	14	5614.5867	4880.9939	SS
			CORROOF	15	5618.6841	4918.2836	SS
			CORHSE	16	5630.6875	4917.7453	SS
			CORHSE	17	5620.5154	4937.9054	SS
			CORPATIO	18	5600.0141	4940.4883	SS
			CORHSE	19	5621.1916	4944.2154	SS
			CORHSE	20	5630.5308	4953.3497	SS
			CORHSE	21	5650.6817	4951.3971	SS
			CORHSE	22	5673.1664	4939.1617	SS
			@FNCPST*	23	5705.3883	4990.4112	SS
			SHED*	24	5699.5449	4989.1328	SS
			SHED	25	5691.1668	4983.5243	SS
			@CORPST*	26	5700.0143	4937.6813	SS
			@CORPST*	27	5604.2473	4992.3812	SS
			CORPAD	28	5605.2278	4986.0825	SS
			CORPAD	29	5603.0493	4962.2862	SS
			CORPAD	30	5644.7468	4958.0100	SS
			CORPAD	31	5647.1163	4981.8678	SS
			setnldk	32	5619.9513	4953.8231	INT
				33	5587.8050	4860.1453	TRA
			2	34	5624.2683	4984.1777	SS
			topip	35	5806.0148	4990.9936	SS
			@corpst	36	5604.1760	4992.3160	SS
			@corpst	37	5599.9674	4940.1568	SS
			offset	38	5803.0101	4991.3218	SS
			NLCONCBD	39	5803.0903	4990.9299	TRA
			CAL	40	5596.0057	4892.1035	TRA
				100	4999.8072	4999.9317	TRA
				101	5051.8686	4765.4210	TRA
				102	5530.0157	4763.7658	TRA
				103	5814.9188	4660.0039	TRA
				104	6416.6887	4672.0254	TRA
				105	6309.1796	4983.8421	TRA

JOB #19 871 HOWE [255]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-25-2025-----13:05:18----------D:...\BMHOME21							
				106	5803.1475	4990.8099	TRA
				107	5000.0001	4999.9996	TRA
				108	5706.0439	4991.9210	TRA
				109	5605.7005	4993.0691	TRA
				110	5596.0057	4892.1035	TRA
				111	5695.5479	4882.5455	TRA
				112	5795.0901	4872.9874	TRA
				113	6093.7166	4844.3133	TRA
				114	6098.0560	4986.7492	INT
				115	5806.3991	4990.7652	INT
				116	5530.0595	4857.9758	TRA
				117	5894.6323	4863.4294	TRA
				118	5906.7264	4989.3837	INT
				119	5923.5771	4662.1746	TRA
				120	5938.6111	4818.7467	INT

Point#, Start#-End# or G#= 4-

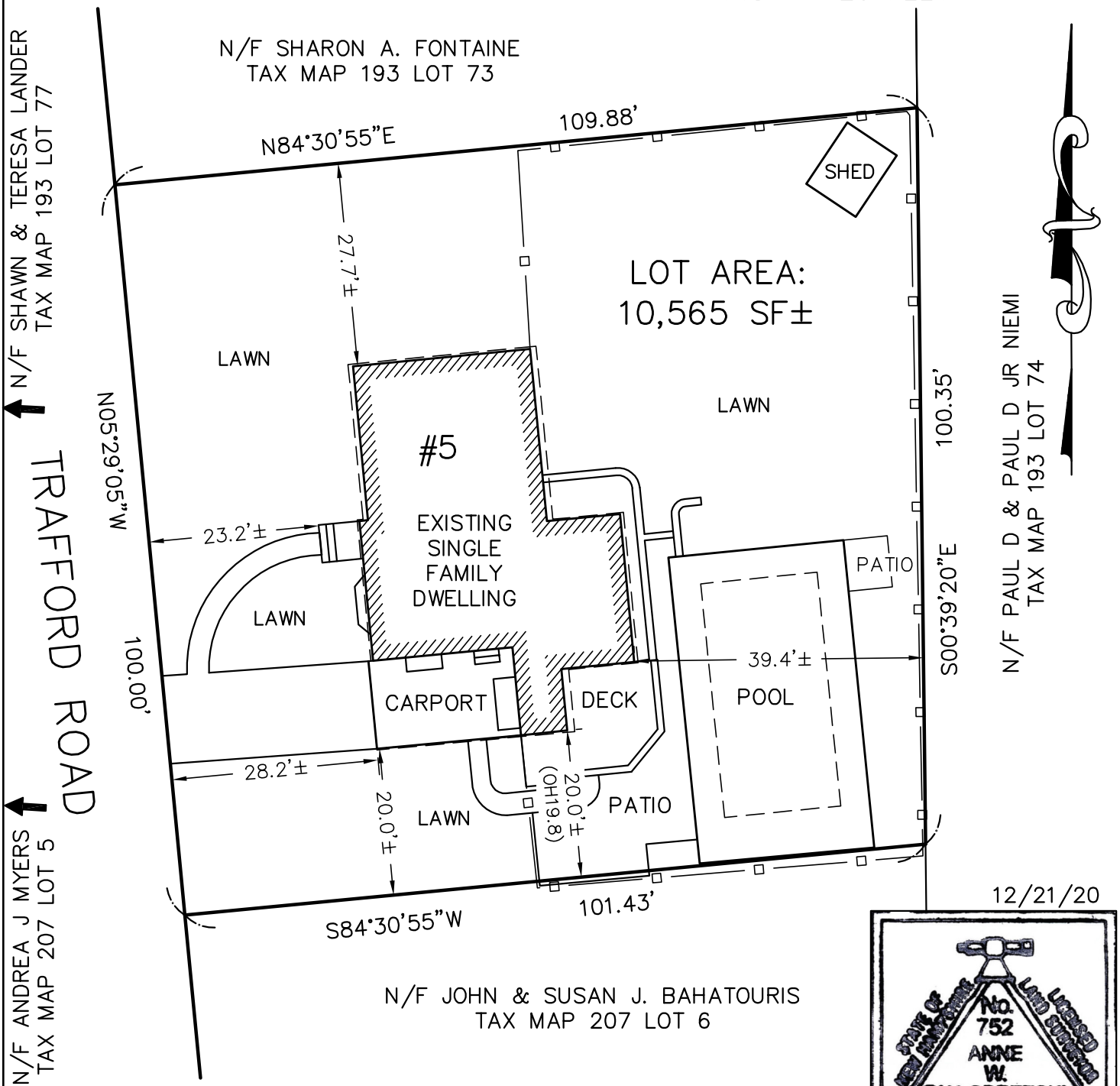
OWNER: STEPHEN F. & MAURA L.R. HOWE
5 TRAFFORD ROAD, HAMPTON NH 03842
TAX MAP 193 LOT 78, RCRD 6079–32
REFERENCE RCRD PLAN 02594
ZONING CLASS: RA, LOT AREA 10,565 SF±
AQUIFER PROTECTION DISTRICT OVERLAY
EXISTING IMPERVIOUS COVERAGE–36.5%
(25% PERMITTED)
LOT IS NOT IN A FEMA FLOOD HAZARD ZONE

ZBA APPLICATION PLAN
EXISTING CONDITIONS
5 TRAFFORD ROAD
HAMPTON, NH

SCALE:1"=20' DEC 21, 2020
STOCKTON SERVICES HAMPTON, NH

20 0 10 20 40

1 INCH = 20 FEET



BUILDING SETBACKS 20' FRONT, 10' REAR, 10' SIDE (NOTE 26)

12/21/20

STATE OF NEW HAMPSHIRE
No. 752
ANNE W. BIALOBRZESKI
LICENSED LAND SURVEYOR

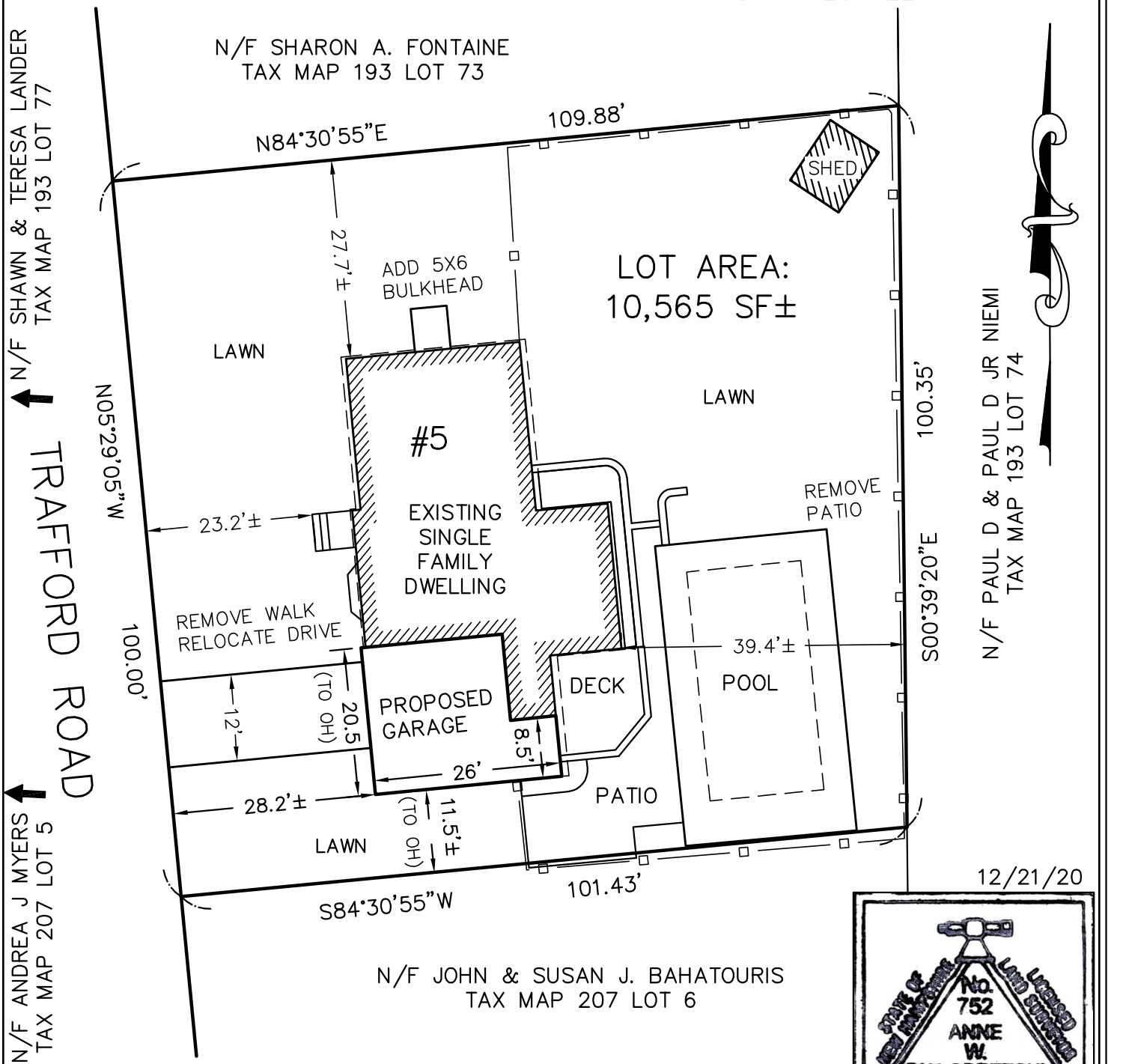
871 EXIS

OWNER: STEPHEN F. & MAURA L.R. HOWE
5 TRAFFORD ROAD, HAMPTON NH 03842
TAX MAP 193 LOT 78, RCRD 6079-32
REFERENCE RCRD PLAN 02594
ZONING CLASS: RA, LOT AREA 10,565 SF±
AQUIFER PROTECTION DISTRICT OVERLAY
PROPOSED IMPERVIOUS COVERAGE=36.8%
(FOR INCREASE OF 1/3 OF 1% OF LOT AREA)
LOT IS NOT IN A FEMA FLOOD HAZARD ZONE

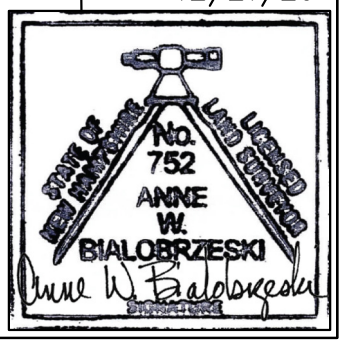
ZBA APPLICATION PLAN
PROPOSED CONDITIONS
5 TRAFFORD ROAD
HAMPTON, NH

SCALE:1"=20' DEC 21, 2020
STOCKTON SERVICES HAMPTON, NH

20 0 10 20 40
1 INCH = 20 FEET



12/21/20



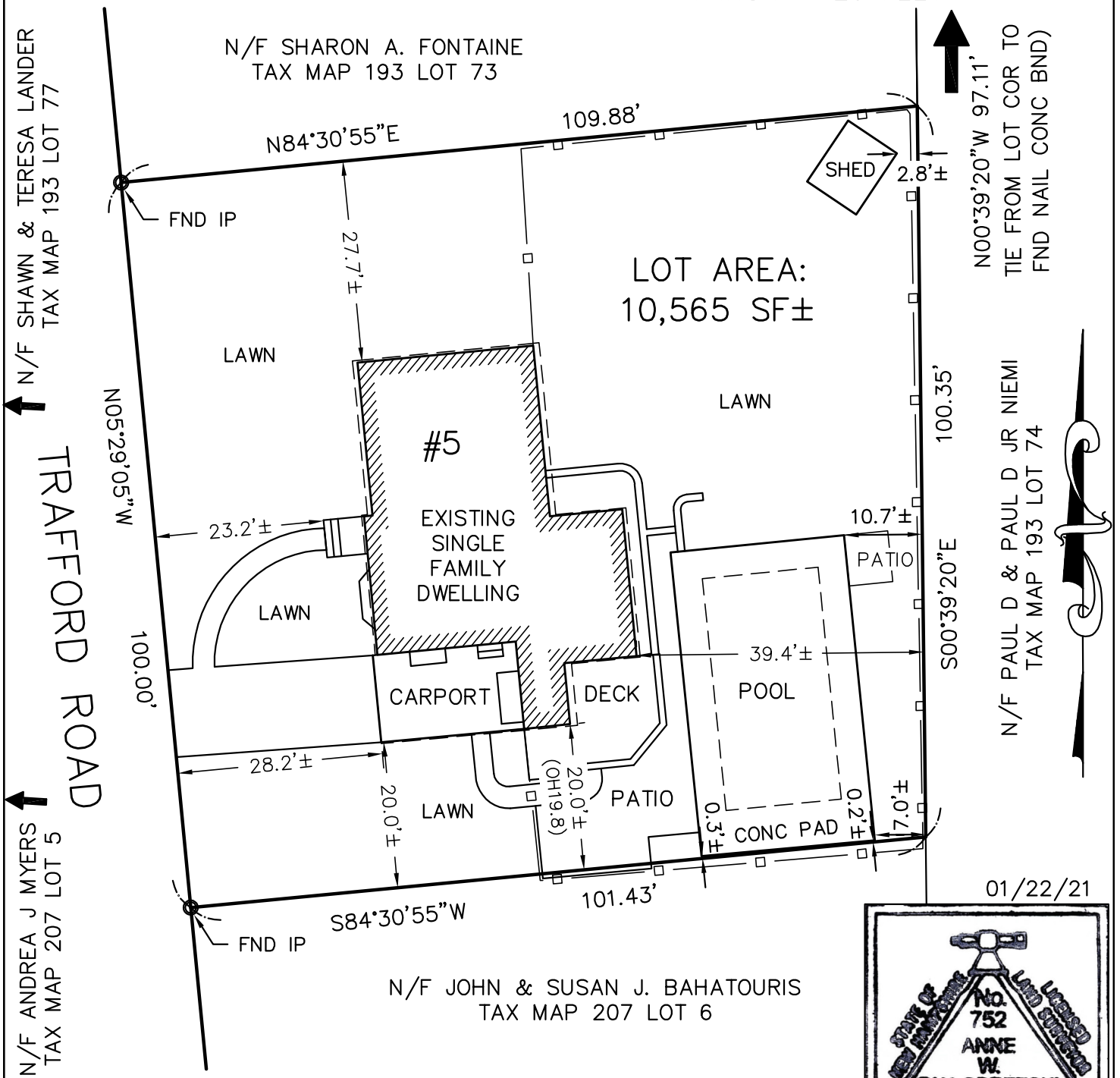
BUILDING SETBACKS 20' FRONT, 10' REAR, 10' SIDE (NOTE 26)

871 PROP

OWNER: STEPHEN F. & MAURA L.R. HOWE
5 TRAFFORD ROAD, HAMPTON NH 03842
TAX MAP 193 LOT 78, RCRD 6079–32
REFERENCE RCRD PLAN 02594
ZONING CLASS: RA, LOT AREA 10,565 SF±
AQUIFER PROTECTION DISTRICT OVERLAY
EXISTING IMPERVIOUS COVERAGE–36.5%
(25% PERMITTED)
LOT IS NOT IN A FEMA FLOOD HAZARD ZONE

MONUMENTATION SKETCH
EXISTING CONDITIONS
5 TRAFFORD ROAD
HAMPTON, NH
SCALE:1"=20' JAN 22,2021
STOCKTON SERVICES HAMPTON, NH

20 0 10 20 40
1 INCH = 20 FEET

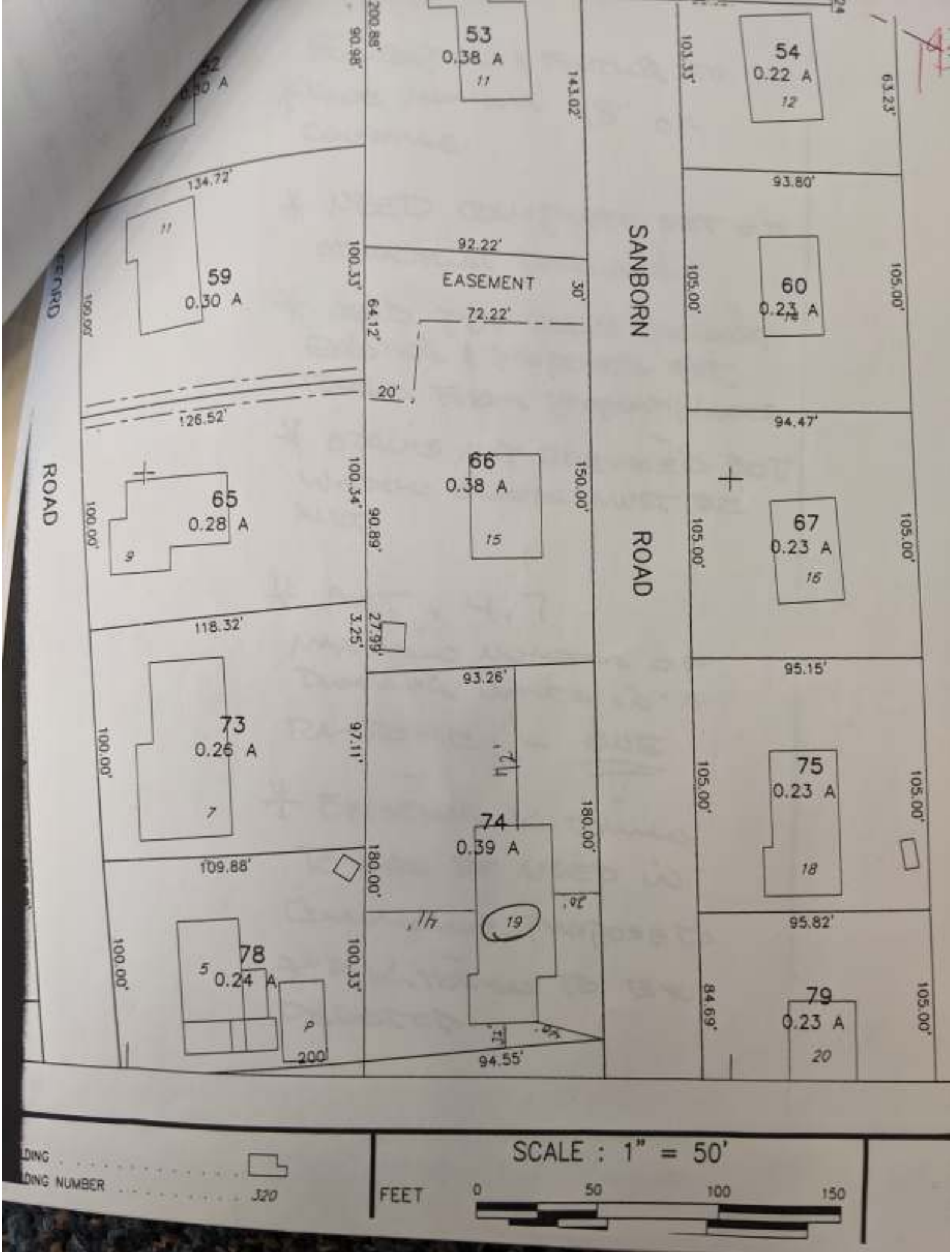


BUILDING SETBACKS 20' FRONT, 10' REAR, 10' SIDE (NOTE 26)

01/22/21

STATE OF NEW HAMPSHIRE
No. 752
ANNE W. BIALOBRZESKI
LICENSED LAND SURVEYOR

871 MON


SANBORN ROAD
ROAD
53
0.38 A
11
54
0.22 A
12
59
0.30 A
11
60
0.23 A
65
0.28 A
9
66
0.38 A
15
67
0.23 A
16
73
0.26 A
7
74
0.39 A
19
75
0.23 A
18
78
0.24 A
5
79
0.23 A
20
EASEMENT
200
SCALE : 1" = 50'
FEET
0
50
100
150
DING
DING NUMBER
320

Building Permit
TOWN OF HAMPTON
603-929-5826

SCANNED

	98-12-1416P	193-078-000	12/23/98
CERT. OF OCC.	PERMIT NO.	MAP/LOT	DATE

William Morrissey	5 Trafford Road	
OWNER'S name	Building Address	Phone No.

Gerry L. Downs	107 Ferry Road, Salisbury, MA	978/465-8835
CONTRACTOR'S Name	Address	Phone No.

3517					
Lic. No.	Proposed Use	# of Units	Zoning Dist.	Lot Size	Const. Type
Bldg. Wth	Bldg. Ht.	Bldg. Ln.	Use Class	Fnd. Strgth	Bdrms

COMMENTS: Plumbing for full bath boiler change.

Residential
Commercial
Electrical
Plumbing
Alteration
Detach. Structure

$5,000.00 — ESTIMATED CONST. COST

$25.00 — FEE

By Building Dept. Daniel Vincent

BEDROOM WINDOWS MUST MEET EGRESS REQUIREMENTS

BUILDER (OWNER) MUST CALL FOR REQUIRED INSPECTIONS

INSPECTIONS

12-30-98 Ro. Plmb. - OK RRC

The issuance of this permit represents merely an opinion by the issuing agent that all applicable legal requirements have been met. The town cannot and does not make any warranties as to safety or as to compliance with applicable legal requirements.
H:\Forms\bldgpmt

This permit expires one year from issue date
Permit shall become invalid if authorized work has not commenced within six months after issuance of permit (Boca Section 108.0)

POST THIS CARD SO IT IS VISIBLE FROM STREET

6 TRAFFORD ROAD
MAP 193 LOT 072

Town of Hampton 98-12-1416P
APPLICATION FOR PLUMBING, MECHANICAL & HVAC

BUILDING ADDRESS 5 TRAFFORD Rd Map and Lot Number 193-078-000

BUILDING OWNER WILLIAM MORRISEY Owners Mailing Address Street 5 TRAFFORD Rd.

City HAMPTON NH

State NH Zip

Phone

CONTRACTOR

NAME GERRY L DOWNS Mailing Address Street 107 FERRY Rd

City SALISBURY

LICENSE # 3517 Exp. Date 2-29-99 State MASS Zip 01952

Phone 978-465 8835

WHERE SHOULD THE PERMIT BE MAILED? ___Owner X Contractor

TYPE OF CONSTRUCTION: NEW ___ REMODEL ___ ADDITION ___ ALTERATIONS X
DEMOLITION ___ SIGN ___ FENCE ___

DESCRIPTION OF WHAT YOU PLAN TO DO: PLUMBING FOR FULL BATH
BOILER CHANGE

I agree to comply with the Zoning Ordinance of the Town of Hampton, and all work will be constructed in accordance with the BOCA Basic Building Code; the New Hampshire Plumbing Code; the National Electrical Bode, and the NFPA Life Safety Code.

I agree to give the Building Inspector twenty-four (24) hours notice to inspect before any rough wiring, rough plumbing or chimney is covered, and to notify the inspector upon completion of the job.

I hereby certify, under penalty of perjury, that all statements given hereon are truthful and accurate to the best of my knowledge, and that the cost of construction, alteration or remodeling (including labor and materials is:

$ 5000.00

ARE YOU IN A FLOOD ZONE? YES ___ NO ___ IF YES, WHAT ZONE ___

DATE 12/20/98 SIGNED Gerry Downs

FEE $25 - #3780

PERMIT ISSUED 12/28/98 ISSUING AGENT David Vincent

Fees of $5. per thousand (or any part of a thousand) to be submitted with application. Minimum fee $25.

PERMITS EXPIRE ONE YEAR FROM ISSUE DATE

MAP 193 LOT 072

Building Permit

TOWN OF HAMPTON

603-929-5826

	98-12-1406E	193-078-000	12/21/98
CERT. OF OCC.	PERMIT NO.	MAP/LOT	DATE

William Morrissey	5 Trafford Road	
OWNER'S name	Building Address	Phone No.

Stubbins Electrical Service	5 Moore Avenue	929-0974
CONTRACTOR'S Name	Address	Phone No.

M6565					
Lic. No.	Proposed Use	# of Units	Zoning Dist.	Lot Size	Const. Type
Bldg. Wth	Bldg. Ht.	Bldg. Ln.	Use Class	Fnd. Strgth	Bdrms

COMMENTS: Wire kitchen extension and install range receptcle, 9 recessed lights and additional kitchen crt

Residential
Commercial
Electrical
Plumbing
Alteration
Detach. Structure

$1,140.00	$25.00
ESTIMATED CONST. COST	FEE

By Building Dept. Daniel Vincent

BEDROOM WINDOWS MUST MEET EGRESS REQUIREMENTS

BUILDER (OWNER) MUST CALL FOR REQUIRED INSPECTIONS

INSPECTIONS

The issuance of this permit represents merely an opinion by the issuing agent that all applicable legal requirements have been met. The town cannot and does not make any warranties as to safety or as to compliance with applicable legal requirements.
H:\Forms\bldgpmt

This permit expires one year from issue date

Permit shall become invalid if authorized work has not commenced within six months after issuance of permit (Boca Section 108.0)

POST THIS CARD SO IT IS VISIBLE FROM STREET

Town of Hampton
APPLICATION FOR ELECTRICAL PERMIT

98-12-1406 E

BUILDING ADDRESS 5 TRAFFORD RD. Map and Lot Number 193-078-000

BUILDING OWNER MORRISSEY, WILLIAM Owners Mailing Address Street 5 TRAFFORD RD

City HAMPTON

State NH Zip 03842

Phone

CONTRACTOR

NAME STRobins ELECTRICAL SERV Mailing Address Street SMOKE HOUSE

City HAMPTON

LICENSE # M6565 Exp. Date 9/98 State NH Zip 03842

Phone 603 929 0974

WHERE SHOULD THE PERMIT BE MAILED? X Owner ___ Contractor

TYPE OF CONSTRUCTION: NEW ___ REMODEL ___ ADDITION X ALTERATIONS ___
DEMOLITION ___ SIGN ___ FENCE ___

DESCRIPTION OF WHAT YOU PLAN TO DO: ~~ROOF~~ NEW KITCHEN EXTENTION & INSTALL RANGE RECPT, 5 RECESSED LIGHTS + ADDITIONAL KITCHEN CKT

I agree to comply with the Zoning Ordinance of the Town of Hampton, and all work will be constructed in accordance with the BOCA Basic Building Code; the New Hampshire Plumbing Code; the National Electrical Code; and the NFPA Life Safety Code.

I agree to give the Building Inspector twenty-four (24) hours notice to inspect before any rough wiring, rough plumbing or chimney is covered, and to notify the inspector upon completion of the job.

I hereby certify, under penalty of perjury, that all statements given hereon are truthful and accurate to the best of my knowledge, and that the cost of construction, alteration or remodeling (including labor and materials is:

ARE YOU IN A FLOOD ZONE? YES ___ NO ___ IF YES, WHAT ZONE ___ $ 1140

DATE 11/21/98 SIGNED

FEE 25 — #2517

PERMIT ISSUED 12/2/98 ISSUING AGENT

Fees of $5. per thousand (or any part of a thousand) to be submitted with application. Minimum fee $25.

PERMITS EXPIRE ONE YEAR FROM ISSUE DATE

2517

Building Permit
TOWN OF HAMPTON
603-929-5826

OFFICE WITHDRAWAL

	98-11-1294B	193-078-000	11/16/98
CERT. OF OCC.	PERMIT NO.	MAP/LOT	DATE

Bill & Chyrl Morrissey	5 Trafford Road	
OWNER'S name	Building Address	Phone No.

Paul Powell	333 Winnacunnet Road	926-5511
CONTRACTOR'S Name	Address	Phone No.

Lic. No.	Proposed Use	# of Units	Zoning Dist.	Lot Size	Const. Type

Bldg. Wth	Bldg. Ht.	Bldg. Ln.	Use Class	Fnd. Strgth	Bdrms

COMMENTS: Build a 10'x20' shed roof addition to be used as a sitting room. Five windows, 1 door, vinyl siding, asphalt shingles on roof. All set back requirements are met.

Residential
Commercial
Electrical
Plumbing
Alteration
Detach. Structure

$17,000.00	$85.00
ESTIMATED CONST. COST	FEE

By Building Dept. _____

BEDROOM WINDOWS MUST MEET EGRESS REQUIREMENTS

BUILDER (OWNER) MUST CALL FOR REQUIRED INSPECTIONS

INSPECTIONS

11-22-98 Found insp. - OK RBC
11-22-98 Rough elec. TBC, wtnl Rough plmb. insp. - RBC
12-22-98 Frame - OK — RBC
12-30-98 Rough plmb. & elec. - OK. RBC

8-27-99- OK COMPLETE (Fran)

The issuance of this permit represents merely an opinion by the issuing agent that all applicable legal requirements have been met. The town cannot and does not make any warranties as to safety or as to compliance with applicable legal requirements.
H:\Forms\bldgpmt

This permit expires one year from issue date
Permit shall become invalid if authorized work has not commenced within six months after issuance of permit (Boca Section 108.0)

POST THIS CARD SO IT IS VISIBLE FROM STREET

Building Permit

TOWN OF HAMPTON

603-929-5826

	98-11-1294B	193-078-000	11/16/98
CERT. OF OCC.	PERMIT NO.	MAP/LOT	DATE

Bill & Chyrl Morrissey	5 Trafford Road	
OWNER'S name	Building Address	Phone No.

Paul Powell	333 Winnacunnet Road	926-5511
CONTRACTOR'S Name	Address	Phone No.

Lic. No.	Proposed Use	# of Units	Zoning Dist.	Lot Size	Const. Type

Bldg. Wth	Bldg. Ht.	Bldg. Ln.	Use Class	Fnd. Strgth	Bdrms

COMMENTS: Build a 10'x20' shed roof addition to be used as a sitting room. Five windows, 1 door, vinyl siding, asphalt shingles on roof. All set back requirements are met.

Residential
Commercial
Electrical
Plumbing
Alteration
Detach. Structure

$17,000.00	$85.00
ESTIMATED CONST. COST	FEE

By Building Dept. E. J. Hawthorne

BEDROOM WINDOWS MUST MEET EGRESS REQUIREMENTS

BUILDER (OWNER) MUST CALL FOR REQUIRED INSPECTIONS

INSPECTIONS

The issuance of this permit represents merely an opinion by the issuing agent that all applicable legal requirements have been met. The town cannot and does not make any warranties as to safety or as to compliance with applicable legal requirements.

H:\Forms\bldgpmt

This permit expires one year from issue date

Permit shall become invalid if authorized work has not commenced within six months after issuance of permit (Boca Section 108.0)

POST THIS CARD SO IT IS VISIBLE FROM STREET

TRAFFORD ROAD
MAP 193 LOT 072

APPLICATION FOR BUILDING PERMIT

98-11-12948

PLEASE ATTACH PLANS AND SPECIFICATIONS

5 Trafford Road
BUILDING ADDRESS MAP/LOT

Bill & Carol Morrissey 5 Trafford Rd. 92
OWNER MAILING ADDRESS TEL #

CONTRACTOR

Paul Powell 333 Winnacunnet Road 926-5511
NAME MAILING ADDRESS TEL #

TYPE OF CONSTRUCTION: NEW ____ REMODEL ____ ADDITION ✓
ALTERATIONS ____ DEMOLITION ____ SIGN ____ FENCE ____

DESCRIPTION OF WHAT YOU PLAN TO DO: Build A 10' x 20' Shed
Roof Addition To The Back Of The House, To Be
Used As A Sitting Room. Five Windows, 1 Door.
Vinyl Siding, Asphalt Shingles On Roof. All Set Back
Requirements Are Met.

I agree to comply with the Zoning Ordinance of the Town of Hampton, and all work will be constructed in accordance with the BOCA Basic Building Code: the New Hampshire Plumbing Code; the National Electrical Bode, and the NFPA Life Safety Code.

I agree to give the Building Inspector twenty-four (24) hours notice to inspect before any rough wiring, rough plumbing or chimney is covered, and to notify the inspector upon completion of the job.

I hereby certify, under penalty of perjury, that all statements given hereon are truthful and accurate to the best of my knowledge, and that the cost of construction, alteration or remodeling (including labor and materials is:

$ 17,000.00

ARE YOU IN A FLOOD ZONE? YES ____ NO ✓ IF YES, WHAT ZONE ____

DATE 11-16-98 SIGNED [signature]

FEE $75.00

PERMIT ISSUED ____ BY ____

PERMITS EXPIRE ONE YEAR FROM ISSUE DATE

Concrete Footing, Frostwall And Slab

2x8 / 2x10 Floor Joists

3/4" CDX Plywood Floor Sheathing

2x6 Wall Construction

1/2" CDX Plywood Wall Sheathing

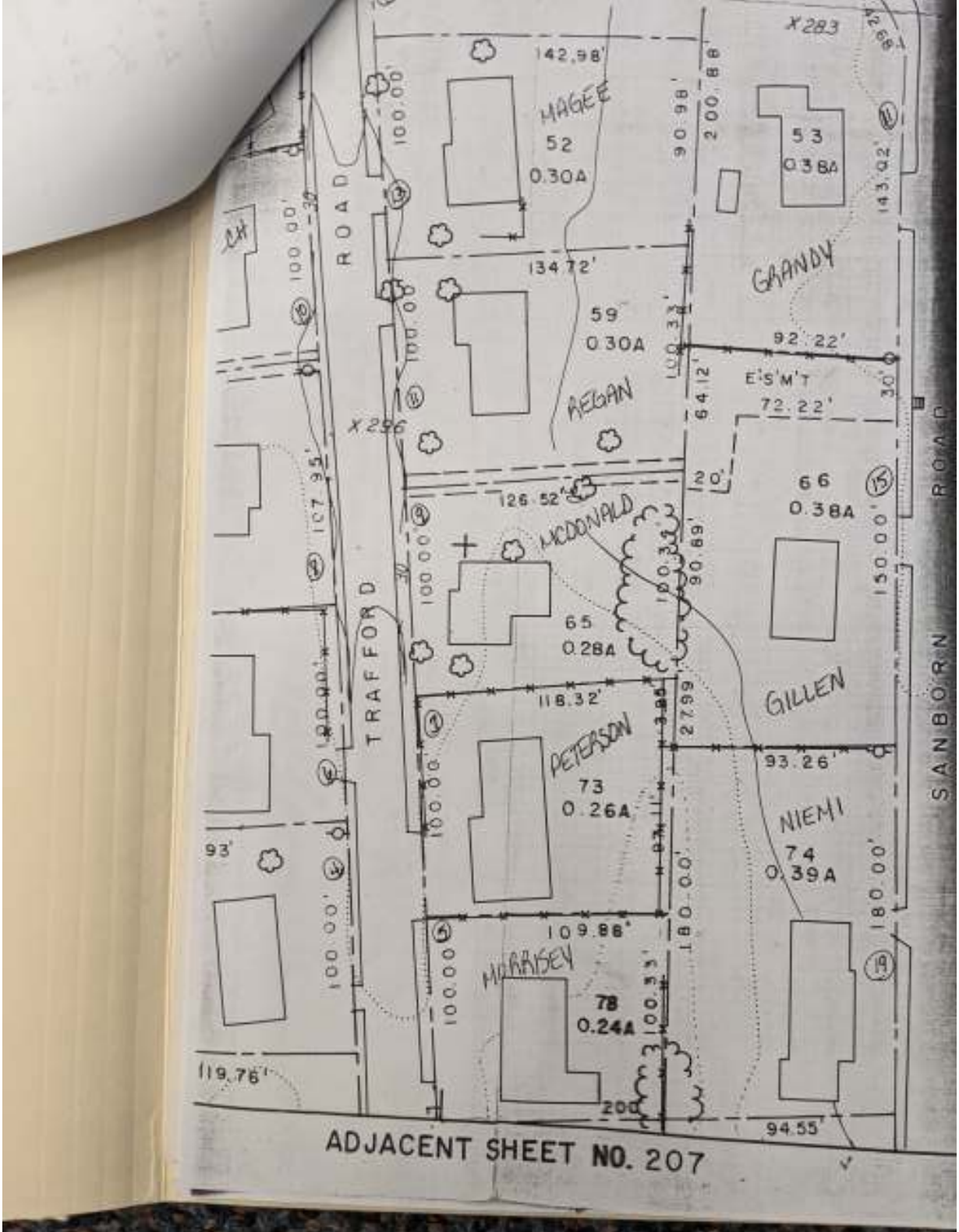
2x8 Roof Rafters

5/8" Roof Sheathing, CDX Plywood.

Anderson Windows

Vinyl Siding

1/2" Sheetrock


X283
142.98'
MAGEE
52
0.30A
100.00'
90.98'
200.88'
53
0.38A
143.92'
ROAD
100.00'
134.72'
GAANDY
59
0.30A
92.22'
100.33'
64.12'
E'S'M'T
72.22'
30'
REGAN
X296
107.35'
126.52'
20'
66
0.38A
McDONALD
100.00'
90.69'
100.33'
150.00'
65
0.28A
TRAFFORD
118.32'
GILLEN
93.26'
PETERSON
73
0.26A
NIEMI
74
0.39A
93'
109.86'
180.00'
McARSEY
78
0.24A
119.76'
200'
94.55'
SANBORN ROAD
ADJACENT SHEET NO. 207

6 TRAFFORD ROAD
MAP 193 LOT 072

MAP 193 LOTS 072

TOWN OF HAMPTON, NEW HAMPSHIRE

BUILDING PERMIT

MAP 31-30

No 4701

Date 27 April 1976

Permit is hereby granted to Leo Morrissette

Permanent Address 5 Trafford Road Hampton, N.H.

Building Address Same

To erect, remodel a building in the Town of Hampton on condition that he or she shall comply with the Zoning Ordinance passed by the Town of Hampton at the annual meeting held Tuesday, March 9, 1948 and any amendments passed since that time.

Permits must also comply with the State of New Hampshire Plumbing Code and the National Electrical Code.

This building is located in District

Name of Contractor (if any)

Date started

Date completed

Type of Construction or alteration New 13 X 13 Wood frame Screen porch

Use of Building

I hereby certify, under the penalties of perjury, that the estimated cost of construction, alteration or remodeling (including labor and materials) is

$ 400.00

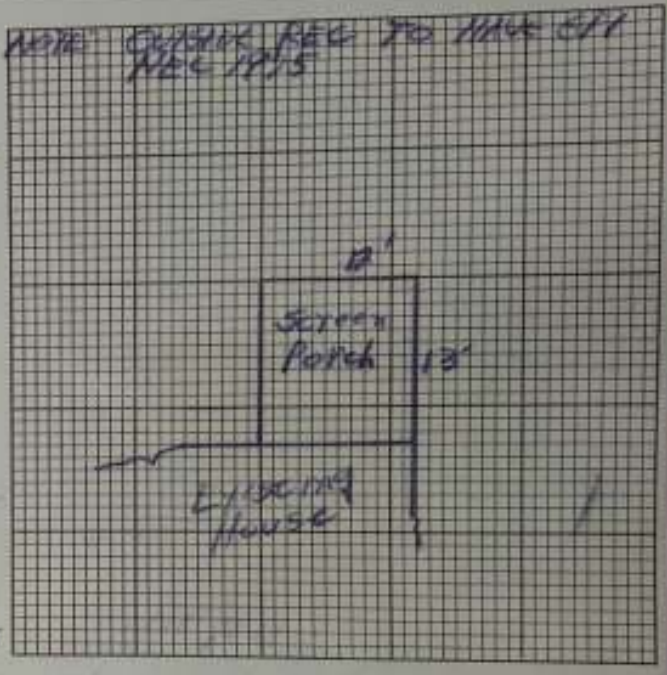
Permittee

Alfred L. Hagan
Building Inspector

Fee Collected $ 3.50

Cash

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE



4701 31-30

APPLICATION FOR BUILDING PERMIT

NAME Leo MORRISSette ADDRESS 5 TRAFFord Rd

BUILDING ADDRESS SAME ZONE A SUB-DIVISION

TYPE OF CONSTRUCTION: new ____ remodel ____ addition ✓ alteration ____

Do you have plans and specifications? yes ____ no ____

SIZE OF LOT: frontage 100 depth 101 x 109 total sq. feet 10,900

If less than 100 ft. frontage has adjustment board approved? yes ____ no ____

If less than 10,000 sq. ft. has adjustment board approved? yes ____ no ____

SIZE OF BUILDING: length 12' width 13' total sq. ft. 156

Distance building from front line ____ side lines ____ rt ____ lf ____

NUMBER OF ROOMS: ____ baths ____ garage ____ breezeway ____ porch ✓ recreation room ____

OCCUPANCY: single family ____ two family ____ apartment ____ store ____ theatre ____ hotel ____ motel ____ if hotel or motel, how many units ____ offices ____ warehouse ____ garage ____ gas station ____ other ____

FOUNDATION: concrete ____ block ____ brick ____ stone ____ piers ____ celler area, full ____ ¾ ____ ½ ____ ¼ ____ no cellar ____ other CEMENT SLAB

EXTERIOR WALLS: clapboard ____ wide siding ____ drop siding ____ wood shingles ____ asbestos shingles ____ stucco on frame ____ stucco on tile or wire ____ brick veneer ____ solid brick ____ stone veneer ____ concrete ____ block ____ Plywood Panelling

ROOFING: asphalt shingles ✓ asbestos shingles ____ slate ____ tile ____ metal ____ tar & gravel ____ built up ____ roll roofing ____ other ____

INSULATION: side walls ____ ceiling ____ roof ____ cap ____ other ____

FLOORS: basement ____ living room ____ dining room ____ bed rooms ____ kitchen ____ baths ____ breezeway ____ recreation room ____

INTERIOR FINISH: plaster ____ sheetrock ____ knotty pine ____ tile ____ type ____ recreation room finish ____ paneling ✓ Plywood ____ fireplace ____ how many? ____

HEATING: pipeless ____ hot air ____ forced hot air furnace ____ steam ____ hot water ____ no heating ____ gas burner ____ oil burner ____ stoker ____

PLUMBING: bathroom ____ toilet room ____ kitchen sink ____ automatic washer ____ disposal ____ laundry tubs ____ domestic hot water ____ type, gas or electric ____

ELECTRICAL: 4 outside Receptacles 12/2 with ground 20Amp circuit Breaker

SEWAGE: town ____ septic tank ____ WATER: town ____ well ____

STREET: paved ____ improved ____ dirt ____ sidewalk ____

I hereby agree to comply with the Zoning Ordinance passed by the Town of Hampton at the annual meeting held Tuesday, March 8, 1949 and any amendments passed since that time. Also to comply with the State of New Hampshire plumbing Code, the National Electrical Code and National Building Code.

I agree to give the building inspector twenty-four hours notice to inspect before any rough wiring, rough plumbing or chimney is covered with wall material, also to notify inspector on completion of job.

I hereby certify, under penalties of perjury, that the estimated cost of construction, alteration, or remodeling (including labor and materials) is $ 400.00

Date 4/14/76 Signed Leo E. Morrissette

Permit Issued 27 APR 76 Number 4701 By Alfred L. Jagger B 3.50

6 TRAFFORD ROAD
MAP 193 LOT 072

MAP 193 LOTS 072

DEPARTMENT OF BUILDINGS

PLOT PLAN

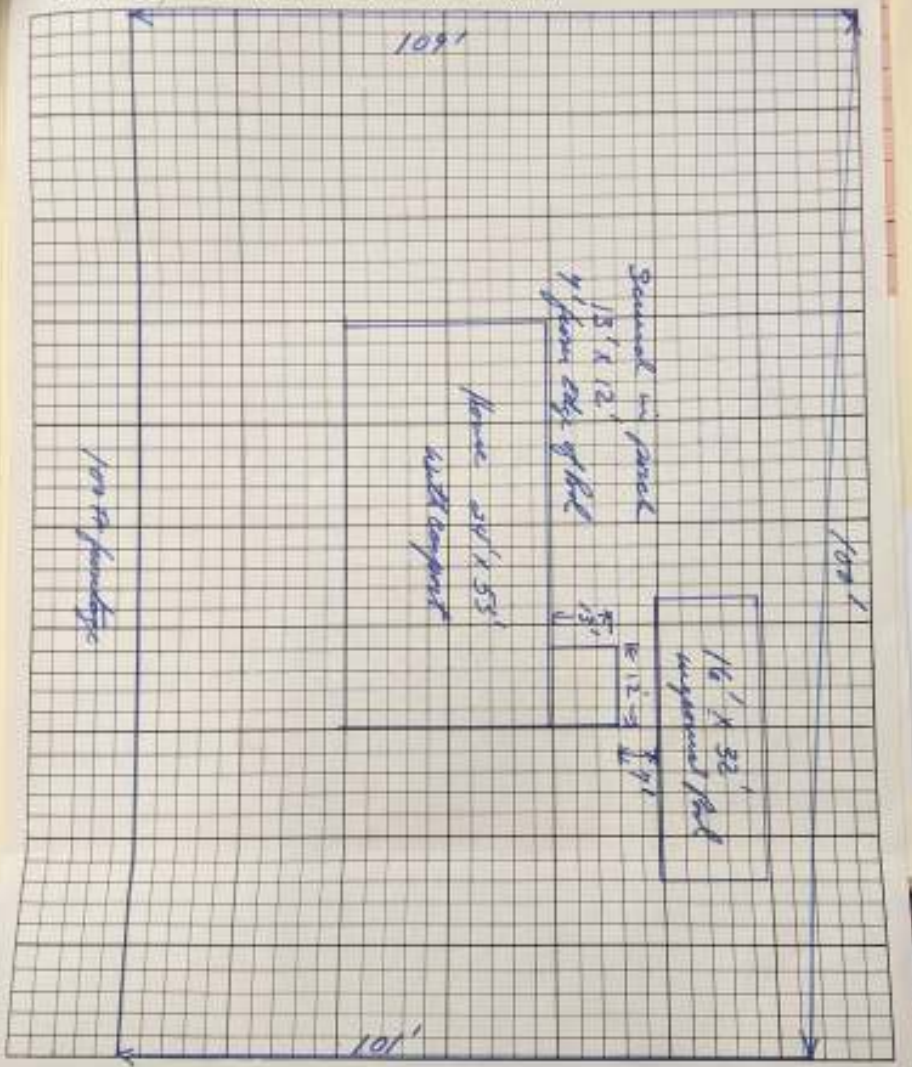
PERMIT No. 4701

Map 31 Lot 030

DISTRICT RA

Location and Detail must be correct, complete and legible.

In the blank space below draw the exact shape of your lot and mark the boundary distances; next show all present and proposed buildings in their correct location on lot and mark the size on same.



D = ___ Ft.

Signature of Owner or Agent Leo E. Manseau

Date 4/14/76

Address 5 Trafford Rd
Hampton N.H.

7 TRAFFORD ROAD
MAP 193 LOT 072

7 TRAFFORD ROAD
MAP 193 LOTS 071

5 Trafford Rd.

6 TRAFFORD ROAD
MAP 193 LOT 072

PERMIT

TOWN OF HAMPTON, N.H.

Date 17 July 19 23

Issued to Leo Mamuscelle

Address 5 Trafford Road, Hampton, N.H.

Located at Same

Map & Lot 31-30

Permit to enclosed 6 x 32 inground pool (see wire fence)

Conditions Meet Building Code, National Electrical Code, Article III Section 6 Type C

Excavation inspection required before pouring

Must include diving board, slide ladder

Area to be completed

Value $375.00

Fee 7.00

Granting Authority Alfred L Hagan

Expiration Date 7/17/24

Title Insp

Comp 893

dining room _____ bed rooms _____ kitchen _____

baths _____ breezeway _____ recreation room _____

INTERIOR FINISH: plaster _____ sheetrock _____ knotty pine _____ tile _____ type _____ recreation room finish _____ paneling _____ fireplace _____ how many? _____

HEATING: pipeless _____ hot air _____ forced hot air furnace _____ steam _____ hot water _____ no heating _____ gas burner _____ oil burner _____ stoker _____

PLUMBING: bathroom _____ toilet room _____ kitchen sink _____ automatic washer _____ disposal _____ laundry tube _____ domestic hot water _____ type, gas or electric _____

ELECTRICAL _____

SEWAGE: town _____ septic tank _____ WATER: town _____ well _____

STREET: paved _____ improved _____ dirt _____ sidewalk _____

I hereby agree to comply with the Zoning Ordinance passed by the Town of Hampton at the annual meeting held Tuesday, March 8, 1949 and any amendments passed since that time. Also to comply with the State of New Hampshire plumbing Code, the National Electrical Code and National Building Code.

I agree to give the building inspector twenty-four hours notice to inspect before any rough wiring, rough plumbing or chimney is covered with wall material, also to notify inspector on completion of job.

I hereby certify, under penalties of perjury, that the estimated cost of construction, alteration, or remodeling (including labor and materials) is $ 3,875.00

Date _____ Signed Leo E Mamuscelle

Permit Issued 17 JUL 23 Number 532 By Alfred L Hagan

7.00

PLOT PLAN

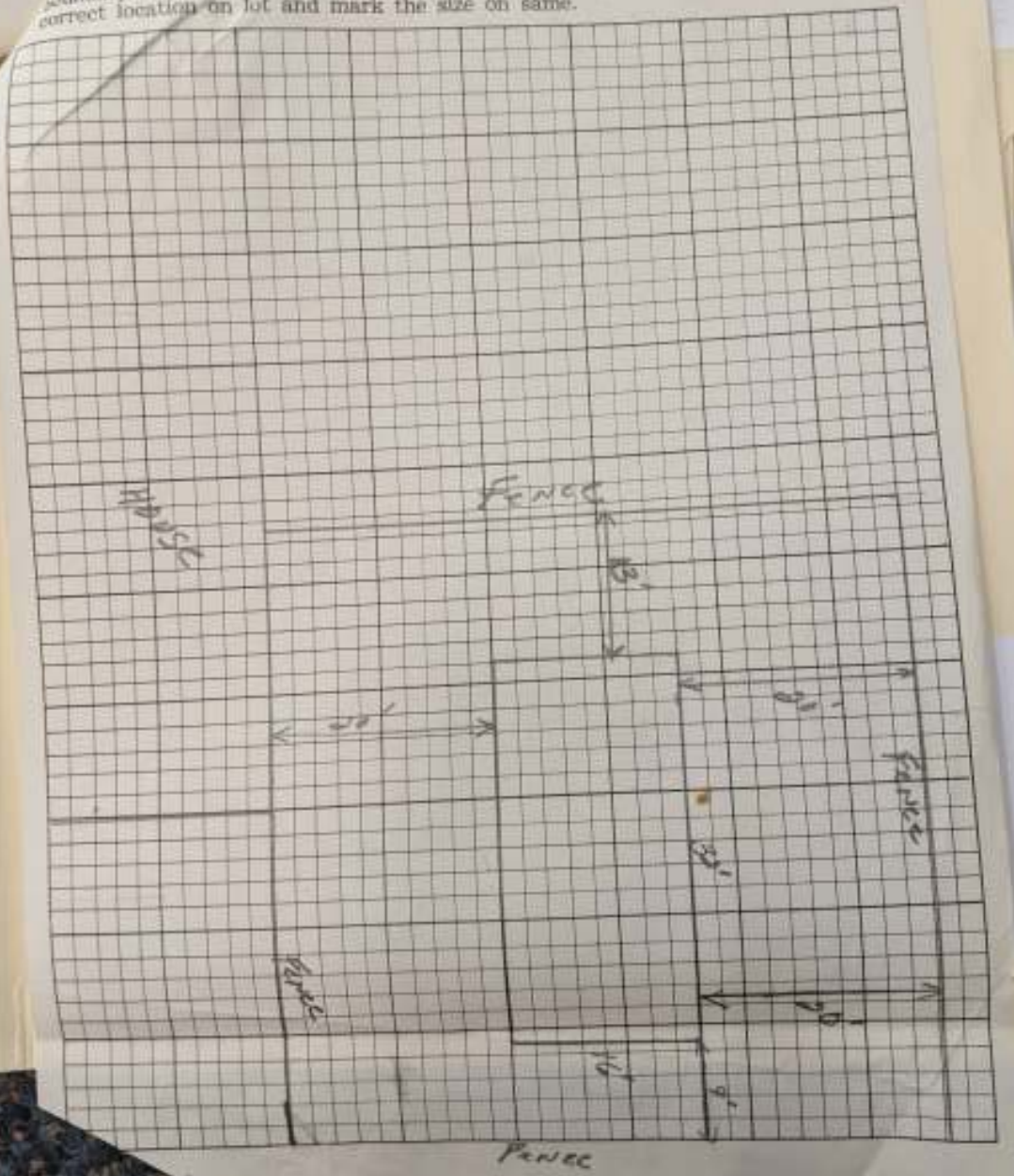
PERMIT No. 532

31 Lot # 30

DISTRICT A

Location and Detail must be correct, complete and legible.

In the blank space below draw the exact shape of your lot and mark the boundary distances; next show all present and proposed buildings in their correct location on lot and mark the size on same.



Signature of Owner or Agent .....

Address .....

6 TRAFFORD ROAD

7 TRAFFORD ROAD
MAP 193 LOTS 073

5 Trafford Rd.

5 TRAFFORD RD

Location	5 TRAFFORD RD	**Mblu**	193/ 78/ / /
Acct#	4599	**Owner**	HOWE, STEPHEN F &
Assessment	$329,800	**Appraisal**	$329,800
PID	4599	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$176,500	$153,300	$329,800
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$176,500	$153,300	$329,800

Owner of Record

Owner	HOWE, STEPHEN F &
Co-Owner	RIMBACH-HOWE, MAURA LEE
Address	731 WASHINGTON ROAD RYE, NH 03870

Sale Price	$377,000
Certificate	
Book & Page	6079/32
Sale Date	01/27/2020
Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
HOWE, STEPHEN F &	$377,000		6079/32	00	01/27/2020
WARREN, CARLA J	$287,533		4312/0563	00	06/16/2004
MORRISSEY, WILLIAM & CHERYL	$153,000		2721/0912	00	12/28/1987

Building Information

Building 1 : Section 1

Year Built:	1958
Living Area:	1,251
Replacement Cost:	$206,324
Building Percent Good:	79

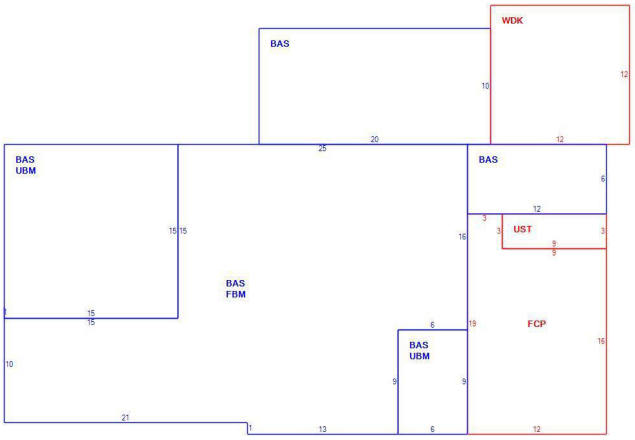
Replacement Cost
Less Depreciation: $163,000

Building Attributes	
Field	**Description**
Style	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Usrfld 103	
Usrfld 104	
Usrfld 105	
Usrfld 106	
Usrfld 107	
MHP	
Fireplaces	
Usrfld 108	
Usrfld 101	
Usrfld 102	
Usrfld 100	
Usrfld 300	

Building Photo

(http://images.vgsi.com/photos2/HamptonNHPhotos//\00\00\81\25.jpg)

Building Layout



(ParcelSketch.ashx?pid=4599&bid=4629)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,251	1,251
FBM	Basement, Finished	700	0
FCP	Carport	201	0
UBM	Basement, Unfinished	279	0
UST	Utility, Storage, Unfinished	27	0
WDK	Deck, Wood	144	0
		2,602	1,251

Usrfld 301	

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,400	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RA
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.24
Frontage	0
Depth	0
Assessed Value	$153,300
Appraised Value	$153,300

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			80.00 S.F.	$900	1
SPL2	VINYL/PLASTIC			512.00 S.F.	$10,200	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$173,500	$153,300	$326,800
2018	$166,400	$139,400	$305,800
2017	$166,400	$139,400	$305,800

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$173,500	$153,300	$326,800
2018	$166,400	$139,400	$305,800
2017	$166,400	$139,400	$305,800

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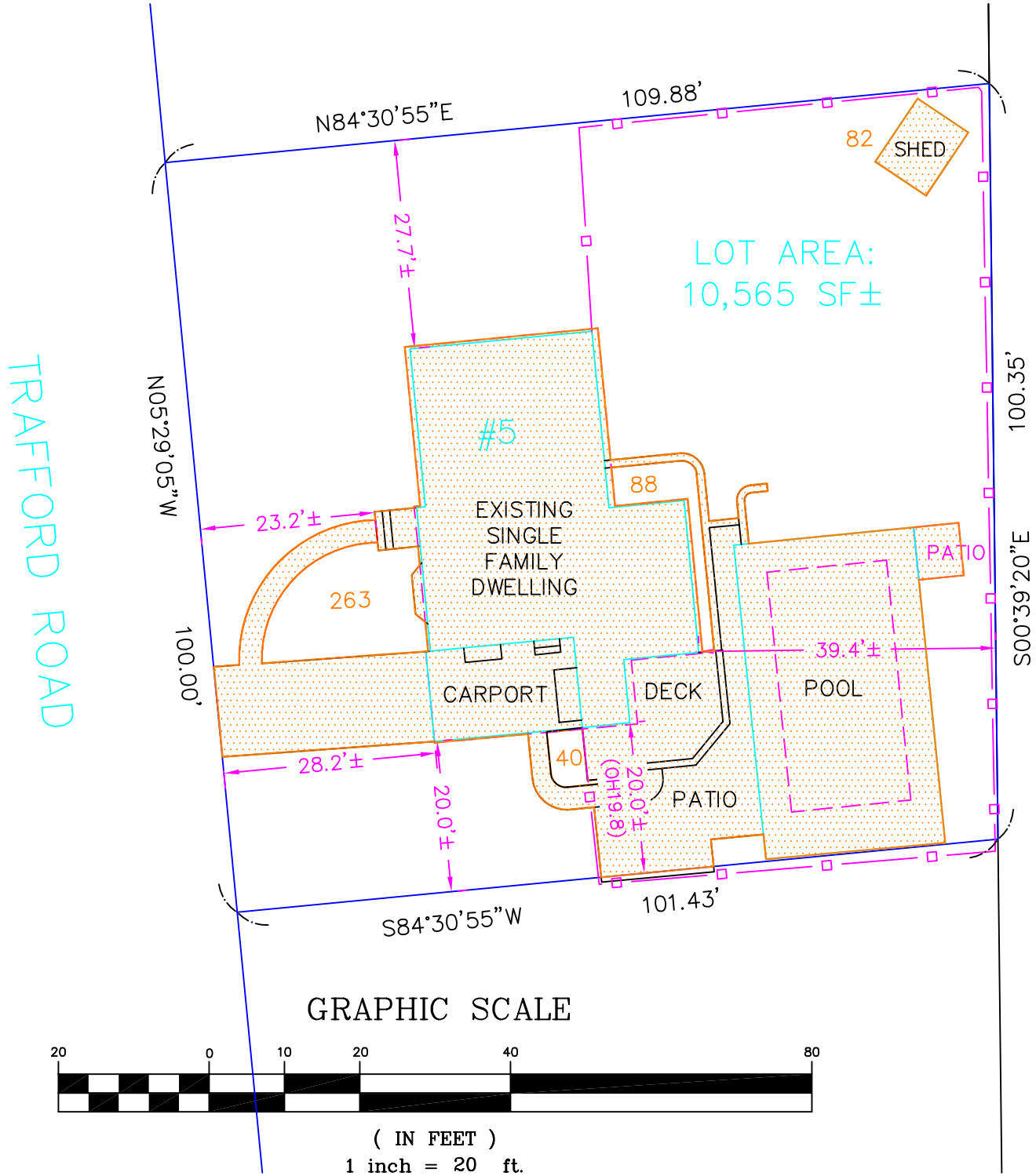


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

4160
+82
−263
−40
−88
3851/10565
=36.45%

E # 20003913 01/28/2020 12:38:16 PM
Book 6079 Page 32 Page 1 of 2
Register of Deeds, Rockingham County

LCHIP	ROA479947	25.00
TRANSFER TAX	RO094458	5,655.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Carla J. Warren, Single, of 55 Falcone Circle, Hampton, NH 03842, for consideration paid grants to Stephen F. Howe and Maura Lee Rimbach Howe, of 731 Washington Road, Rye, NH 03870, as joint tenants with rights of survivorship with WARRANTY COVENANTS:

A certain tract of land, with the buildings thereon, situated in Hampton, Rockingham County, State of New Hampshire, bounded and described as follows:

Beginning on the Easterly side of Trafford Road at the Northwesterly corner of Lot No. 4; thence N 5 ° 29' 5" W, by said Road 100 feet; thence N 84 ° 30' 55" E by Lot No. 6, a distance of 109.88 feet; thence S 0 ° 39' 20" E by land now or formerly of Lamprey, 100.35 feet; thence S 84 ° 30' 55" W by Lot No. 4 a distance of 101.43 feet to the point of beginning.

Said premises are known as Lot No. 5, as shown on a plan of Trafford Road, made by J. Leavitt Cram, C.E. May 15, 1956, filed June 17, 1957, in the Rockingham County Registry of Deeds as Plan 02594, said premises being conveyed subject to the Protective Covenants enumerated on said Plan.

Meaning and intending to describe and convey the same premises conveyed to Carla J. Warren by virtue of a deed from William J. Morrissey and Cheryl A. Morrissey dated 06/15/2004 recorded in Book 4312, Page 563, with the Rockingham County Registry of Deeds.

I, the grantor hereby release all rights of homestead in the above described premises.

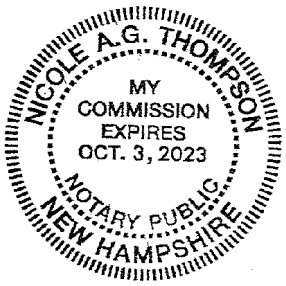
Executed this 27th day of January, 2020.

Carla J. Warren

State of New Hampshire

Rockingham, ss.

On January 27, 2020, before me, the undersigned notary public, personally appeared the above-named, Carla J. Warren and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

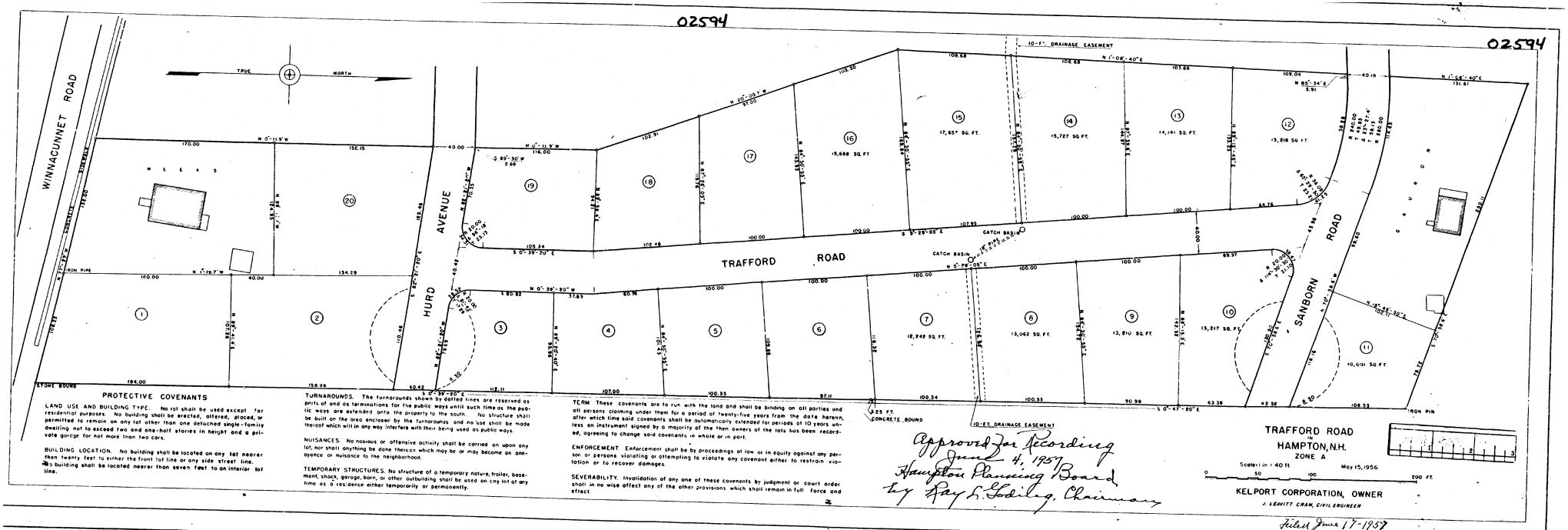


Notary Public: _____

My Commission Expires:

02594

02594



PROTECTIVE COVENANTS

LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

BUILDING LOCATION. No building shall be located on any lot nearer than twenty feet to either the front lot line or any side street line. No building shall be located nearer than seven feet to an interior lot line.

TURNAROUNDS. The turnarounds shown by dotted lines are reserved as parts of and as terminations for the public ways until such time as the public ways are extended onto the property to the south. No structure shall be built on the area enclosed by the turnarounds and no use shall be made thereof which will in any way interfere with their being used as public ways.

NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES. No structure of a temporary nature, trailer, basement, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date hereon, after which time said covenants shall be automatically extended for periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

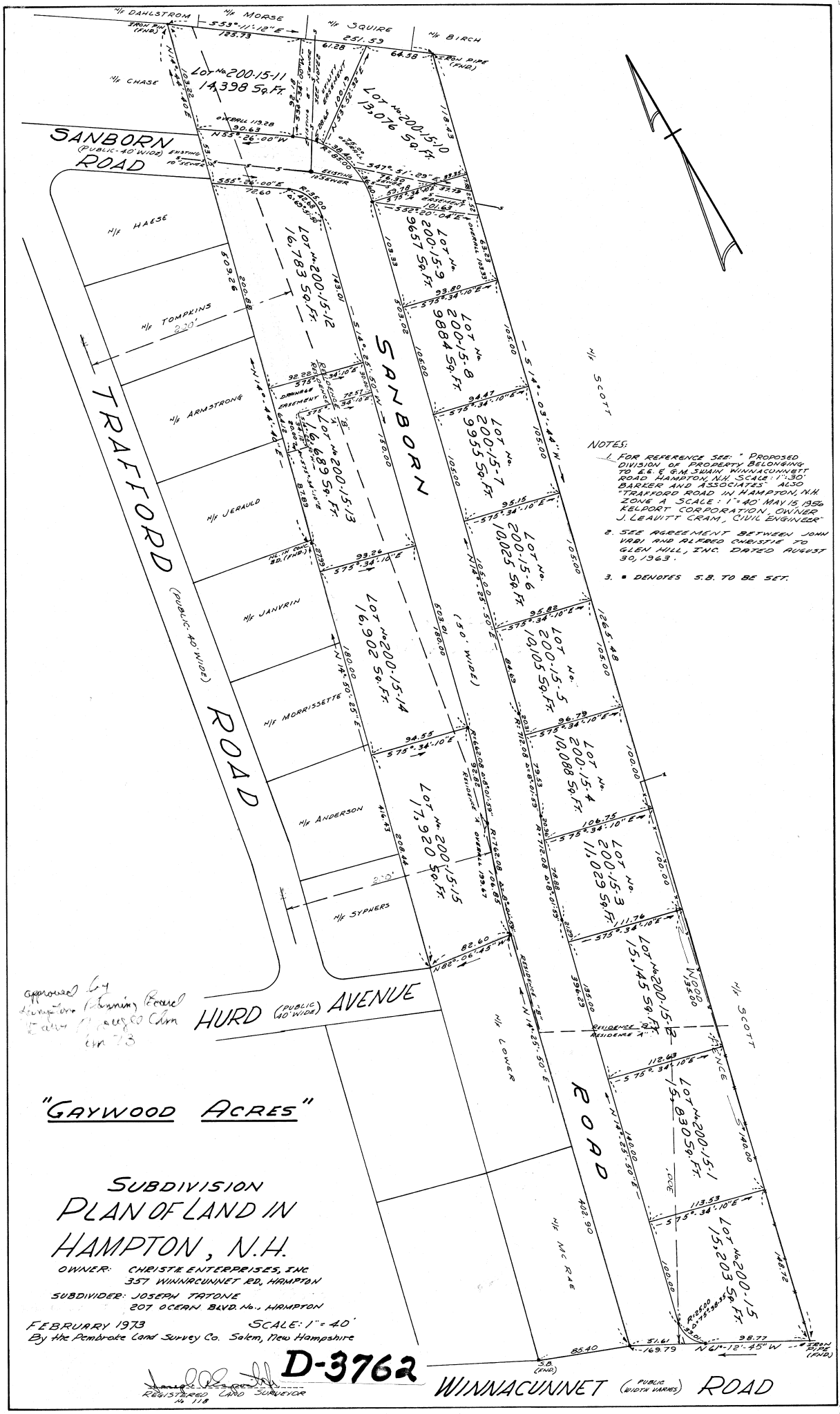
SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Approved for Recording
June 4, 1957
Hampton Planning Board
By Ray S. Gosling, Chairman

TRAFFORD ROAD
IN
HAMPTON, N.H.
ZONE A
Scale: 1 in. = 40 ft.
May 15, 1956
0 50 100 200 FT.

KELPORT CORPORATION, OWNER
J. LEAVITT CRAM, CIVIL ENGINEER

Filed June 17-1957


SANBORN ROAD
(PUBLIC-40' WIDE) EXISTING
TO SEWER
TRAFFORD ROAD
(PUBLIC-40' WIDE)
SANBORN ROAD
(50' WIDE)
HURD (PUBLIC 40' WIDE) AVENUE
WINNACUNNET (PUBLIC WIDTH VARIES) ROAD
N/F DAHLSTROM
N/F MORSE
N/F SQUIRE
N/F BIRCH
N/F CHASE
N/F HAESE
N/F TOMPKINS
N/F ARMSTRONG
N/F VERAULD
N/F JANVRIN
N/F MORRISSETTE
N/F ANDERSON
N/F SYPNERS
N/F SCOTT
N/F LOWER
N/F NC R.R.
Lot No. 200-15-11
14,398 Sq. Ft.
Lot No. 200-15-10
13,076 Sq. Ft.
Lot No. 200-15-9
9657 Sq. Ft.
Lot No. 200-15-8
9884 Sq. Ft.
Lot No. 200-15-7
9955 Sq. Ft.
Lot No. 200-15-6
10,025 Sq. Ft.
Lot No. 200-15-5
10,105 Sq. Ft.
Lot No. 200-15-4
10,088 Sq. Ft.
Lot No. 200-15-3
11,029 Sq. Ft.
Lot No. 200-15-2
15,145 Sq. Ft.
Lot No. 200-15-1
15,830 Sq. Ft.
Lot No. 200-15
15,203 Sq. Ft.
Lot No. 200-15-12
16,783 Sq. Ft.
Lot No. 200-15-13
16,689 Sq. Ft.
Lot No. 200-15-14
16,902 Sq. Ft.
Lot No. 200-15-15
17,920 Sq. Ft.
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RESIDENCE "B"
RESIDENCE "C"
RESIDENCE "D"
RESIDENCE "E"
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STONE BOUND

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150.90

PROTECTIVE COVENANTS

LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

BUILDING LOCATION. No building shall be located on any lot nearer than twenty feet to either the front lot line or any side street line. No building shall be located nearer than seven feet to an interior lot line.

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Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Steve & Lee Howe
5 Trafford Rd
Hampton, NH 03842

Statement 12/27/20

Locus: 5 Trafford Road, Hampton,

Lot survey, existing and proposed conditions
plans for ZBA variance application . . . . . .$ 1400.00

Balance due . . . . . $ 1400.00

Thank you.

Tocky